

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

MADISON SHEWMAKER, JAMAAR FAISON, and CYNTHIA BEEVERS, individually and as a representative on behalf of a class of similarly situated persons,

Plaintiffs.

YARDI SYSTEMS, INC; A. J.
DWOSKIN & ASSOCIATES, INC.;
ALCO ANAGEMENT, INC.;
ARDMORE RESIDENTIAL, INC.; ASSET
LIVING LLC; BALACIANO GROUP;
BALKE BROWN
TRANSWESTERN, INC.; BRIDGE
PROPERTY MANAGEMENT, L.C.;
CALIBRATE PROPERTY
MANAGEMENT, LLC; CONTINENTAL
REALTY COPORATION; DALTON
MANAGEMENT, INC.; EDWARD ROSE
& SONS; ENVOLVE COMMUNITIES,
LLC; FPI MANAGEMENT, INC.; GRUBB
PROPERTIES, LLC; GUARDIAN REAL
ESTATE SERVICES LLC; HNN
ASSOCIATES, LLC; KRE GROUP, INC.;
LUMACORP, INC.; MANCO ABBOTT,
INC.; MCWHINNEY PROPERTY
MANAGEMENT, LLC; MORGUARD
MANAGEMENT COMPANY INC.; PRG
REAL ESTATE MANAGEMENT, INC.;
R.D. MERRILL REAL ESTATE
HOLDINGS, LLC;
RAM PARTNERS, LLC; SUMMIT

Case No. 2:24-cv-01948-RSL

**ORDER GRANTING STIPULATED
MOTION TO STAY DEADLINES TO
ANSWER, DISMISS, OR OTHERWISE
RESPOND TO THE COMPLAINT AND
TO STAY ALL OTHER OPERATIVE
CASE DEADLINES**

ORDER GRANTING STIPULATED MOTION TO
STAY DEADLINES TO ANSWER, DISMISS, OR
OTHERWISE RESPOND TO THE COMPLAINT
AND TO STAY ALL OTHER OPERATIVE CASE
DEADLINES - 1

1 MANAGEMENT SERVICES, INC.;
 2 CREEKWOOD PROPERTY
 3 CORPORATION; TOWNE PROPERTIES
 4 ASSET MANAGEMENT COMPANY,
 5 LTD.; TRIBRIDGE RESIDENTIAL, LLC;
 6 WESTERN NATIONAL PROPERTY
 MANAGEMENT; WILLOW BRIDGE
 PROPERTY COMPANY NATIONAL d/b/a
 LINCOLN PROPERTY COMPANY; 10
 FEDERAL MGMT, LLC; and FICTITIOUS
 DEFENDANTS JOHN DOES 1-100,

7 Defendants.

9 This matter comes before the Court on the parties' "Stipulated Motion to Stay the
 10 Deadline to Answer, Dismiss, or Otherwise Respond to the Complaint and to Stay All Other
 11 Operative Case Deadlines" pending resolution of the forthcoming motion to consolidate *Duffy v.*
 12 *Yardi Systems, Inc.*, No. 2:23-cv-01391-RSL, with the above-captioned matter and *Frank v.*
 13 *Yardi Systems, Inc.*, No. 2:24-cv-02053-RSL. The Court concludes that there is good cause for
 14 the stay and therefore GRANTS the motion.

15 All deadlines in this case, including those set by Rule 12 and by court order, are stayed
 16 pending resolution of the motion to consolidate. The *Duffy* plaintiffs shall file the anticipated
 17 motion to consolidate within ten days of the date of this Order: defendants do not intend to
 18 oppose consolidation. Should the Court grant consolidation, defendants will have 45 days from
 19 the filing of a consolidated complaint in *Duffy* to answer, dismiss, or otherwise respond. Should
 20 the Court deny the motion to consolidate, defendants will have 45 days from the denial to
 21 answer, dismiss, or otherwise respond to the *Shewmaker* complaint.

23 Dated this 7th day of January, 2025.

25 
 26 Robert S. Lasnik
 27 United States District Judge

27 ORDER GRANTING STIPULATED MOTION TO
 STAY DEADLINES TO ANSWER, DISMISS, OR
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 AND TO STAY ALL OTHER OPERATIVE CASE
 DEADLINES - 2